



**Substitute House Bill No. 6864**

**Public Act No. 05-125**

**AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (b) of section 47-270 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2005*):

(b) [The association, within] (1) Not later than ten business days after receipt of a written request [by] from a unit owner and payment by the unit owner of a fee [of not more than seventy-five dollars, including] established by the association that reflects the actual printing, photocopying and related costs, but in no event in excess of one hundred twenty-five dollars, for the preparation of the certificate and other [materials] documents, the association shall furnish a certificate containing the information necessary to enable the unit owner to comply with this section [,] and any other documents required by this section. The association shall itemize the actual printing, photocopying and related costs and provide a list of the itemized costs to the unit owner with the certificate and documents. An additional fee of not more than ten dollars for expedited preparation may be established if the certificate and all required documents are furnished to the unit owner not later than three

***Substitute House Bill No. 6864***

business days after the written request is received by the association.  
No fee under this subsection may include costs for services provided  
by an attorney or paralegal.

(2) A unit owner providing a certificate and documents pursuant to subsection (a) of this section is not liable to the purchaser for any erroneous information provided by the association and included in the certificate and documents.

Approved June 24, 2005